

**MINUTES OF THE GOALS WORK SESSION OF THE
CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS,
HELD AT NRH CENTRE, 6000 HAWK AVENUE
FEBRUARY 24, 2023**

Present:	Oscar Trevino	Mayor
	Tito Rodriguez	Mayor Pro Tem, Place 1
	Rita Wright Oujesky	Place 2
	Suzy Compton	Place 3
	Mason Orr	Place 4
	Blake Vaughn	Place 5
	Scott Turnage	Associate Mayor Pro Tem, Place 6
	Kelvin Deupree	Deputy Mayor Pro Tem, Place 7
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney
	Caroline Waggoner	Director of Public Works
	Mary Peters	Communications Director
	Craig Hulse	Director of Economic Development
	Mark Mills	Director of Finance
	Trudy Lewis	Director of Budget and Finance
	Patrick Hillis	Director of Human Resources
	Stan Tinney	Fire Chief
	Cecilia Barham	Director of Library Services
	Adrien Pekurney	Director of Parks and Recreation
	Stefanie Martinez	Director of Neighborhood Services
	Billy Owens	Assistant to the City Manager

A. CALL TO ORDER

Mayor Trevino called the Goals Work Session to order February 24, 2023, at 11:05 a.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. DISCUSSION OF OBJECTIVES AND STRATEGIES FOR 2023 GOALS

City Manager Mark Hindman shared with City Council this work session is to review objectives. The items covered today require more time than what is typically allotted for a

work session held before the City Council meeting. If it is the wish of City Council to add more objectives, the City Council can direct the city manager to bring forward future City Council agenda items later in the meeting. The latest citizen survey shows that the city needs to increase efforts to maintain residential and major streets, traffic signal timing, management of traffic flow, and code enforcement. The survey also reveals the public's interest for the city to maintain efforts for animal control; water service; maintenance of landscaped medians; garbage collection; police services; ambulance services; recycling collection; parks, trails, open space; and fire services.

Staff will provide an overview of the following objective topics.

- American Rescue Plan Act (“ARPA”) funding
- Street improvement update
- Updated schedule for street bond projects
- Update on bond sale
- Davis Boulevard/Boulevard 26 redevelopment
- Development update
- Future bond elections
- Growth related service demands

Mr. Hindman shared that the city will experience growth-related service demands, which will have a fiscal impact.

Director of Budget and Research Trudy Lewis shared that the city received funds from the American Rescue Plan Act (“ARPA”). The economic stimulus bill provided funds to cities across the United States to expedite the recovery of the economic and health effects of the pandemic (COVID-19) and ongoing recession. Cities across the United States received ARPA funding. North Richland Hills received two equal tranches (payments) in the amount of \$4,757,602.50 in June 2021 and July 2022. Cities are required to submit annual reporting of activity and all funds must be appropriated by December 31, 2024 and spent by December 31, 2026.

Tranche 1 Appropriations

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|---------------------|-------------|
| • Facility requests | \$1,575,650 |
| • Technology | \$1,908,316 |
| • Equipment | \$ 475,289 |
| • Lost revenue | \$ 424,985 |

There is a balance of \$373,363 remaining from the first tranche.

Tranche 2 Appropriations

- Facility requests \$1,024,500
- Technology \$ 250,000
- Parks \$ 101,689

There is a balance of \$3,381,414 remaining from the second tranche. The total amount of remaining ARPA funds is \$3,754,777. Of the remaining funds, the final ARPA appropriation is proposed for the following:

- Building security \$ 250,000
- Library furniture replacement \$ 711,000
- Davis Church purchase/demolition \$1,887,877
- Lost revenue \$ 539,512

The City Council and staff discussed building security. Director of Public Safety informed City Council that the building was originally built to enhance an open space environment. Considering recent high-profile events, the city is evaluating all facilities to improve security and protect employees from an attack. Staff will use glass like that in the records area of the police department and utility billing department. Council member Vaughn commented on the cost of the glass partitions. Mr. Perdue acknowledged the amount of money for the building security enhancements, but the city has the opportunity to utilize ARPA funds for the security enhancements.

The City Council and staff discussed library furniture replacement. Council member Vaughn asked if there was any consideration to reorganize the library space. Director of Library Services Cecilia Barham shared that when the carpet was replaced, she worked with the consultant to see how best the city can utilize their existing space. Currently, they have 5,000 square feet of open space for expansion. Mayor Trevino and Associate Mayor Pro Tem Turnage commented on the successful programs held at the library. Ms. Barham informed City Council that the library sees more than 200,000 visitors a year. Mr. Hindman stated that staff deemed this project appropriate due to the significant impact the cleaning supplies used during COVID had on the furniture in the library.

The city utilized funds from reserves for the purchase of the former church located at Davis and Lola Drive. The ARPA funding received will be placed in reserves.

The lost revenue will be used for salary increases, and staff anticipates utilizing funds this year as well.

In response to Council member Wright Oujesky's question, Ms. Lewis informed City Council that as staff prepares for the Fiscal Year 2024 budget that projects will be submitted for the remaining ARPA funds in the amount of \$366,388. Mr. Hindman stated that staff will bring an item back to the City Council in the form of a budget amendment.

Director of Public Works Caroline Waggoner presented an overview of the city’s roadway network. The city has more than 1,050 streets and 250 centerline miles, of which 66% are asphalt and 34% are concrete. The city has 65 traffic signals and three Texas Department of Transportation arterials. In five years (2019-2023), the preventive street maintenance program treated 30% of the street network (310 streets) at a cost of \$7,575,000. In 2020, voters authorized \$49,875,00 for street improvements. Ms. Waggoner provided an update on the Street Bond Program.

Street	Phase
Nor’East Drive	Complete
North Hills Drive	Complete
Meadow Oak Drive	Complete
Diamond Loch West	Complete
Pear Street	Complete
Nob Hill Drive	Pre-Construction
Southampton Drive	Complete
Stonybrooke Drive	Construction
Dawn Drive	Construction
Ruth Road	Fiscal Year 2024
Kirk Lane	Fiscal Year 2024
Wood View Drive	Fiscal Year 2024
South Crest Drive	Fiscal Year 2024
Sierra Drive	Fiscal Year 2025
Crystal Lane	Fiscal Year 2025
Daniel Drive	Fiscal Year 2025
Lake Side Circle	Fiscal Year 2025
Post Oak Drive	Fiscal Year 2025
Windhaven Road	Fiscal Year 2024
Iron Horse Boulevard West	Design
Lariat Tail	Design
Main Street	Design
Glenview Drive	Pre-Construction
Bedford-Eules Road	Construction
Iron Horse Boulevard East	Construction
Harmonson Road	Fiscal Year 2024 start
North Richland Boulevard	Fiscal Year 2024 start
Chapman Road	Fiscal Year 2025 start

Mayor Trevino recommended that staff use the city’s drones to fly over projects and share the information with the public. Deputy City Manager Paulette Hartman advised that staff periodically share information on social media. The Communications and Public Works Departments are working on signage to inform the public of street construction projects. Council member Vaughn commented that he likes the idea of using drones and keeping

the public notified of the city’s process. He suggested the city look at paid social media targeted marketing.

In response to Deputy Mayor Pro Tem Deupree’s question, Ms. Waggoner shared that the city partners with Tarrant County for street preventive maintenance. Most recently, the city partnered with Tarrant County for Sunset Road.

Assistant City Manager Karen Manila provided an update on the bond sale associated with Street Bond Program.

Year 1 of Program (2021) - \$19,200,000 issued.

Nor’East Drive	Diamond Loch West
North Hill Drive	Pearl Street
Bedford-Eules Road	Southampton Drive
Glenview Drive	Iron Horse Boulevard West
Meadow Oak Drive	Stonybrooke Drive
Nob Hill	

Year 2 of Program (2022) - \$12,405,000 issued.

Dawn Drive	South Crest Drive
Lariat Trail	Sierra Drive
Main Street	Harmonson Road
Windhaven Road	Crystal Lane
Kirk Lane	Daniel Drive
Wood View Drive	Post Oak Drive

Year 3 of Program (2023) - \$12,375,000 issued.

North Richland Boulevard	Lake Side Circle
Chapman Road	Undesignated

Year 4 of Program (2024) - \$5,895,000 issued.

Ruth Road	Undesignated
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Ms. Manila reviewed the city’s existing tax supported debt and cumulative estimated debt capacity through Fiscal Year 2045.

Mr. Hindman said looking forward, the city can conduct a bond election in 2025. A committee can be appointed in 2024 to review and provide recommendations to the City Council. The options for a street bond election includes (1) to revisit the 2020 project list and recalculate the community rating using the current pavement condition as projected

in the 2019 study (15 major street and 270 residential streets) or (2) start new to identify streets and utilize the new pavement assessment data (expected in late 2023).

In addition to streets, there are other bond projects for consideration by the City Council. Those include library infrastructure (\$2,740,000), library public service improvements (\$7,015,000) and new stations for Fire Station No. 2 and No. 3 (\$9,100,000).

Ms. Manila responded to questions from Council member Vaughn regarding interest rate projections and the city debt capacity.

Mayor Trevino recessed the meeting at 12:11 p.m.

Mayor Trevino reconvened the meeting at 12:30 p.m., with the same members present.

Deputy City Manager Paulette Hartman provided an update on staff's work for ways to identify methods to revitalize the Davis Boulevard and Boulevard 26 corridor. Staff focused on continuing the Vision2030 plan, which includes:

- Revitalization grant programs for homes and businesses
- Vacant buildings or buildings perceived to be vacant or substandard
- Appearance of older commercial corridors
- Unfavorable commercial land uses
- Aging community
- Changing retail market

Director of Planning Clayton Comstock provided an overview of existing entitlements for the identified corridor. The majority of the land use is C-1 and C-2 (commercial) and LR (local retail); with I-1 (industrial); U (institutional); R-7-MF (multifamily); PD (miscellaneous planned development); and OC (outdoor commercial). There are numerous property owners, which will require participation for full corridor solutions. This area is an aging corridor with development that pre-dated City Council's review authority for special use permits and enhanced architecture and landscaping.

Mayor Trevino asked staff if developers would perceive the changes as a hinderance to redevelop the targeted corridor. Ms. Hartman confirmed that it could be a hinderance to developers. Staff seeks direction from City Council about moving forward to entice developers.

Director of Economic Development Craig Hulse shared that an aging corridor depreciates the improvement value. Within the identified corridor, approximately 60% of the buildings are 40+ years old and the current taxable property value is \$120 million. An underperforming corridor can be seen as not fitting in with the rest of the area, no longer meeting the needs or expectations of the user, or physical deterioration. A deterrent to revitalization is when the remedies exceed the value of the property.

Ms. Hartman provided examples of successful corridor revitalization and redevelopment.

Director of Neighborhood Services Stefanie Martinez provided an overview of the progress made to date in code enforcement within the corridor. The city currently has 29 code cases open (15 landscaping and signs, nuisance and zoning) and 25 substandard cases (faulty weather protection, broken/missing windows, and building damage). The city has resolved 33 cases in the past six months.

Ms. Hartman informed City Council that Neighborhood Services is reviewing ratings for commercial buildings. This will allow City Council to provide direction to staff. This project will be presented at a future meeting to seek direction from City Council.

Ms. Harman provided an overview of options to leverage policy, planning, and investment to facilitate corridor revitalization.

- Economic Development Agreement (EDA)
- Tax Increment Reinvestment Zone (TIRZ)
- Empowerment Zone (EZ)

Mr. Comstock surveyed the City Council regarding code enforcement issues located in city corridors. Staff will schedule a future work session to discuss economic development strategies and initiate long range urban design and land use plan.

The City Council and staff discussed projects for a 2025 bond program.

D. PROVIDE DIRECTION TO CITY MANAGER FOR FUTURE CITY COUNCIL AGENDA ITEMS

The City Council had no items for the City Manager.

E. EXECUTIVE SESSION

E.1 SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC EMPLOYEES – CITY MANAGER.

Mayor Trevino announced at 3:22 p.m. that the City Council would convene into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.074: Personnel matter to deliberate the employment, evaluation, and duties of public employees – City Manager. Executive Session began at 3:25 p.m. and concluded at 4:15 p.m.

Mayor Trevino reconvened the Goals Work Session at 4:15 p.m., with the same City Council members present.

Mayor Trevino announced there was no action necessary as the result of Executive Session.

F. ADJOURNMENT

Mayor Trevino adjourned the Goals Work Session at 4:15 p.m.

Oscar Trevino, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer